

016.A

0004

0033.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTONAPPRaised:
USE VALUE:
ASSESSED:Total Card / Total Parcel
924,300 / 924,300
924,300 / 924,300
924,300 / 924,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		MOTT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LU VIVIAN	
Owner 2:	
Owner 3:	
Street 1: 33 MOTT ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: SEAVER PROPERTIES LLC -
Owner 2: -
Street 1: 215 LEXINGTON STREET
Twn/City: WOBURN
St/Prov: MA
Postal: 01801

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2016, having primarily Vinyl Exterior and 2734 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8283																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	924,300			924,300			318252	
									GIS Ref	
									GIS Ref	
									Insp Date	
									07/26/18	

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	907,400	0	.	907,400	907,400	Year End Roll
2019	102	FV	880,500	0	.	880,500	880,500	Year End Roll
2018	102	FV	798,200	0	.	798,200	798,200	Year End Roll

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	66862-267		2/29/2016		819,000	No	No		Master Deed 66812:216

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2018								
7/26/2017								

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
7/26/2017	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.	
Sty Ht:	2T - 2 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 2	HB: 1

UnSketched SubAreas:
GLA: 2734,

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	2016
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AV - Average	1.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.8	%

CALC SUMMARY

Basic \$ / SQ:	245.00
Size Adj.:	0.71945870
Const Adj.:	0.99989998
Adj \$ / SQ:	176.250
Other Features:	52957
Grade Factor:	1.10
NBHD Inf:	1.60000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	941290
Depreciation:	16943
Depreciated Total:	924347

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	310.20	
Special Features:	0	Val/Su Net:	338.08	
Final Total:	924300	Val/Su SzAd	338.08	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 016.A-0004-0033.0

Total:

Total Special Features:

Total Yard Items:

More: N

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 2	HB: 1

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value
GLA	Gross Liv Ar	2,734	176.250	481,867

Net Sketched Area:	2,734	Total:	481,867		
Size Ad	2734	Gross Are	2734	FinArea	2734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc